



Ackrill Close, Coningsby, Lincoln, LN4 4SH

- BEAUTIFUL and SPACIOUS 1,090 sq ft THREE bedroom MODERN HOUSE and GARAGE, with a VERY GOOD '76' ENERGY efficiency RATING, on a SELECT development of only 13 properties
- SOUTH WEST facing and fully fenced rear GARDEN with full width paved PATIO, pedestrian side gate, external light and water SUPPLIES, open plan front GARDEN
- LOUNGE with ceiling light and 2 x wall lights, THREE bedrooms (two doubles and a generous third)
- MODERN BATHROOM majority fully wall tiled including over bath having wall mounted SHOWER extension and glass pivot shower screen, and there is a shaver point, downstairs W.C.
- GARAGE (having light, power and storage space in the roof void) with off road PARKING
- COMPOSITE REPLACED front and STABLE rear DOORS, DOUBLE GLAZING, Mains GAS CENTRAL HEATING with serviced boiler, LOW MAINTENANCE corbelled brickwork in lieu of soffits and fascias
- Fitted MODERN KITCHEN DINER including NEFF fan assisted electric oven with LCD display, NEFF induction hob, 45 degree glazed/stainless steel extractor fan, space/plumbing for THREE appliances
- SELECT cul-de-sac LOCATION near Pingle Wood, in very WELL SERVICED LARGE VILLAGE

Price £220,000



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DESCRIPTION

This is a beautiful and spacious 1,090 sq ft, three bedroom, modern house and garage (having light, power and storage space in the roof void) with off road parking, as well as a south west facing and fully fenced rear garden (with full width paved patio, pedestrian side gate, external light and water supplies), open plan front garden, and a very good '76' energy efficiency rating, all in a select cul-de-sac development of only 13 properties, near Pingle Wood, in the very well serviced large village of Coningsby.

It also benefits from composite replaced front and stable rear doors, double glazing, mains gas central heating with serviced boiler, low maintenance corbelled brickwork in lieu of soffits and fascias, 'stone' window sills and lintels, the site management fee is only £20 per month and only a council tax band 'B'.

The property consists of entrance hall (with 2 x ceiling lights), lounge (with ceiling light and 2 x wall lights), fitted modern kitchen diner (including Neff fan assisted electric oven with LCD display, Neff induction hob, 45 degree glazed/stainless steel extractor fan, space/plumbing for fridge freezer, dishwasher and washing machine), downstairs W.C, landing (with built in cupboard), modern bathroom (having separate shower over) and en-suite shower room (majority fully wall tiled including over bath having wall mounted shower extension and glass pivot shower screen, and there is a shaver point), and there are the three bedrooms (two doubles and a generous third).

The popular village of Coningsby amenities include supermarket, post office, butchers, hairdressers, doctors, public house restaurants and the Battle of Britain Memorial Flight Visitor Centre. Coningsby is separated by the River Bain for fishing from historic Tattershall with it's castle, schools, library, country park, water sports centre and go-kart track and the property is less than five miles from tree lined Woodhall Spa, home of the National Golf Centre.





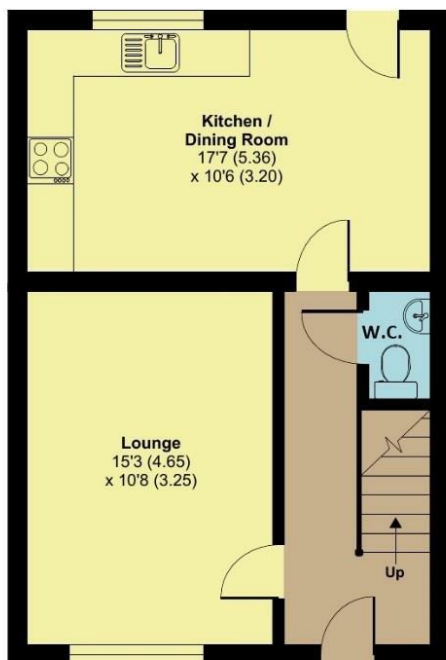
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Approximate Area = 934 sq ft / 86.8 sq m

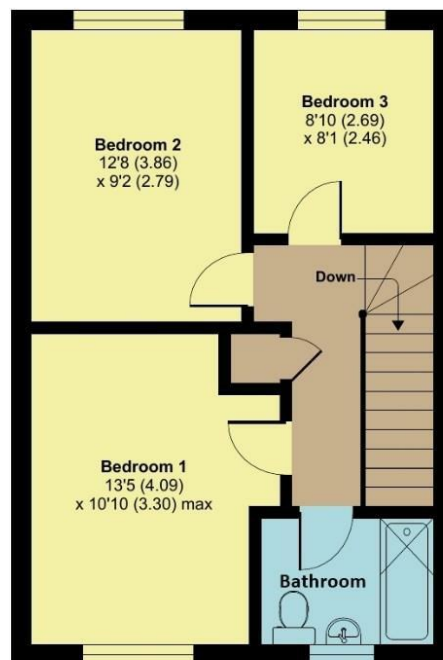
Garage = 157 sq ft / 14.6 sq m

Total = 1091 sq ft / 101.4 sq m

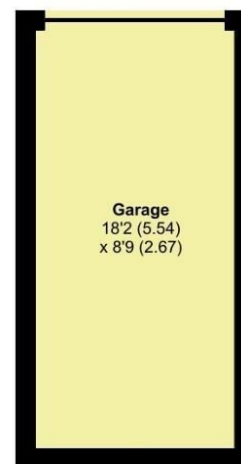
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 43.3 SQ M
(467 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 43.3 SQ M
(467 SQ FT)



GARAGE
APPROX FLOOR
AREA 157 SQ M
(14.6 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1304628

Viewings

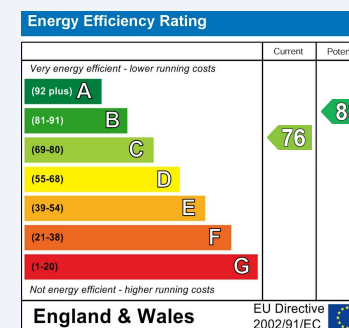
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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